Karen Johnson Davidson County
Batch# 1245972 DEEDWARR
03/14/2025 06:50:30 AM 3 pgs
Fees: $18.00 Taxes: $745.92
20250314-0018562

Name and Address of New Owner:
Brianna Seymone Magee
1301 Neelys Bend Road #9
Nashville, TN 37115

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Pinnacle Bank, a Tennessee Bank/ CO
Tennessee Housing Development Agency
150 3rd Ave S. Ste 1000
Nashville, TN 37201

Map & Parcel(s):
052-16-0A-009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joan T. Payne (FKA Joan T. Venuto), an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Brianna S. Magee, married woman** hereinafter called the GRANTEE, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A-9 on the Plan of Neely's Bend Condominium, of record in Book 5200, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium, a horizontal property regime established by Master Deed of record in Book 5483, page 86, and amended as Instrument Nos. 20020705-0080848, and 20040527-0062519, said Register's Office.
>
> Being the same property conveyed to Joan T Venuto by Warranty deed from Arthur Jones, Jr. and wife, Jean H Jones of record in Book 7642, page 479, Register's Office for Davidson County, Tennessee, dated 9/1/1988 and recorded on 9/1/1988.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property known as: 1301 Neelys Bend Road #9, Nashville, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of March, 2025.

Joan Payne
Joan T. Payne (FKA Joan T. Venuto)

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~RUTHERFORD~~ Bay

On this 7th day of March, 2025, before me personally appeared Joan T. Payne (FKA Joan T. Venuto), to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 7th day of March, 2025.

Channing D Liptrot
Notary Signature
My commission expires: 08-20-2026

CHANNING D LIPTROT
Notary Public - State of Florida
Commission # HH 281048
My Comm. Expires Aug 20, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $201,600.00.

Affiant Signature

Subscribed and sown to before me, this the 10th day of March, 2025.

Notary Public
My Commission Expires:

TERESA TIDWELL
STATE OF ~~TENNESSEE~~
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/07/25 (date of document).

Affiant Signature

03/10/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 10th day of March, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL